



GAIL FARBER, Director

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331

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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

May 06, 2014

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

65 May 6, 2014

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

QUITCLAIM OF STORM DRAIN EASEMENTS MISCELLANEOUS EASEMENT 582 (DAYTON CREEK), PARCEL 1EX IN THE CITY OF LOS ANGELES (SUPERVISORIAL DISTRICT 5) (3 VOTES)

SUBJECT

This action is to approve the Quitclaim of Easement associated with Miscellaneous Easement 582 (Dayton Creek), Parcel 1EX, in the City of Los Angeles, as shown in Exhibit A and B, from the Los Angeles County Flood Control District to the underlying fee owner, Centex Homes, a Nevada general partnership.

IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:

1. Find the Quitclaim of Easement to be categorically exempt from the provisions of the California Environmental Quality Act.
2. Find that the Los Angeles County Flood Control District's Miscellaneous Easement 582 (Dayton Creek), Parcel 1EX, is no longer required for the purposes of the District.
3. Authorize the Quitclaim of Easement to the underlying fee owner, Centex Homes, a Nevada general partnership.
4. Instruct the Chairman of the Board of Supervisors to execute the Quitclaim of Easement documents.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to provide for the quitclaim of the excess easement back to the underlying property owner. The easement that was dedicated to the Los Angeles County Flood Control District, as described in Exhibit A and B, is no longer required.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) by providing for the quitclaim of the excess easement back to the underlying property owner, which is beneficial to both the County of Los Angeles and the underlying property owner.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund by quitclaiming the excess easement back to the underlying property owner.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Miscellaneous Easement 582 (Dayton Creek), Parcel 1EX, was originally obtained in connection with a storm drain project in the City of Los Angeles. Since the easement was granted, the plans for Miscellaneous Easement 582 (Dayton Creek) have been revised to reduce the inlet size due to a change in on-site/off-site grading. The original easement is now in excess.

Plans for Miscellaneous Easement 582 (Dayton Creek), Parcel 1EX, were reviewed by Public Works. The Quitclaim of Easement documents have been approved as to form by County Counsel.

ENVIRONMENTAL DOCUMENTATION

The proposed project is categorically exempt from the California Environmental Quality Act. This Quitclaim of Easement is within the class of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Sections 15305 and 15312 of the California Environmental Quality Act guidelines and Classes 5 and 12 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Since the easement is now excess and no longer required, its quitclaim will not have an adverse impact on current services or projects.

CONCLUSION

Please return one adopted copy of this letter and the executed originals of the Quitclaim of Easement documents to the Department of Public Works, Land Development Division. Retain the duplicate copies for your records.

The Honorable Board of Supervisors

5/6/2014

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Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER

Director

GF:AEN:tb

Enclosures

c: Chief Executive Office (Rita Robinson)
County Counsel
Department of Regional Planning
Executive Office

DUPLICATE

RECORDING REQUESTED BY
AND MAIL TO:

Centex Homes
27101 Puerta Real, Suite 300
Mission Viejo, CA 92691-8589
Attention Darren Warren

Space Above This Line Reserved for Recorder's Use

Documentary Transfer Tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale
SUBJECT TO CITY OF LOS ANGELES DTT (CODE 44) \$ _____
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Assessor's Identification Number:
2017-026-009 (Portion)

BY _____

QUITCLAIM OF EASEMENTS

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to CENTEX HOMES, a Nevada general partnership, all its right, title, and interest in and to the following easements:

An easement for flood control purposes, acquired by Easement document recorded August 31, 2006, as Document No. 06-1950424, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles.

An easement for ingress and egress purposes, acquired by Easement document recorded August 31, 2006, as Document No. 06-1950424, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles.

Said easements are affected insofar and only insofar as they exist on the real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit A and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

Dated May 6, 2014



(LACFCD-SEAL)

ATTEST:
SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By [Signature]
Deputy

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By [Signature]
Chairman, Board of Supervisors of the
Los Angeles County Flood Control District

Tract 52866-01
File with: MISCELLANEOUS EASEMENT 582
Parcel 1EX
I.M. 159-277 and 144-277
S.D. 5
Project ID No. MPF0000041

LSDESMT

KR:bw

P:CONF:QCOFEASEME582 61713 FNL 61913

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 6th day of May, 2014, the facsimile signature of DON KNABE, Chairman, of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By *[Signature]*
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

JOHN F. KRATTLI
County Counsel

By *Carole Suzuki for Claudia*
Deputy *Gutierrez*

APPROVED as to title and execution, _____, 20____.
DEPARTMENT OF PUBLIC WORKS Survey/Mapping & Property Management Division
Supervising Title Examiner
By _____

EXHIBIT A

TRACT NO. 52866-01

File With: **MISCELLANEOUS EASEMENT 582 1EX**
DAYTON CREEK
A.P.N. 2017-026-009 (Portion)
T.G. 529 (E2)
I.M. 159-277, 144-277
Fifth District

LEGAL DESCRIPTION

PARCEL NO. 1EX (Quitclaim of easements)

Those certain parcels of land described as Parcels 1FE and 1IE in Easement deed recorded on August 31, 2006 as Document No. 06-1950424 of Official Records, in the office of the Registrar-Recorder/ County Clerk of the County of Los Angeles.



